

APPROVED MINUTES MARCH 8, 2006
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 3/17/06

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA			X
JONATHAN HOUCK	X		
ALAN PALLAORO	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, TL LIVERMORE, AND RICHARD KARAS.

CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSIDERATION OF FEBRUARY 22, 2006 MEETING MINUTES

Commissioner Seitz moved to approve the meeting minutes of February 22, 2006 as amended. Commissioner Harriman seconded the motion.

Roll Call Yes: Lothamer, Houck, Pallaoro, Ellen, Seitz, and Harvey

Roll Call No: None

Motion Carried

**THREE MILE REVIEW - COUNTY REFERRAL
HORSE MEADOWS, FOR TEN LOTS ON 48.56 ACRES**

Director Westbay discussed Horse Meadows Subdivision and asked the Commission to take note of two incorrect assumptions in the staff report dated June 3, 2004. The report stated the subdivision was in the Urban Growth Boundary and that the development met the guidelines for rural residential density, both of which are not true.

The Commission discussed and amended the draft letter. The Commission expressed concern on the following:

- Proliferation of Individual Sewage Disposal Systems (ISDS) within the regional alluvial;
- Transportation impacts at the intersection of Highway 135 and the access frontage road; and

- The pattern of sprawling ranchette land use patterns surrounding the city.

Commissioner Harriman moved to authorize Chair Lothamer to sign the letter to the Gunnison County Planning Commission regarding LUC 04-18, Horse Meadows as revised. Commissioner Houck seconded the motion.

Roll Call Yes: Seitz, Lothamer, Pallaoro, Ellen, Houck, and Harvey

Roll Call No: None

Motion Carried

MASTER PLAN UPDATE

Planner Antonucci reminded the Commission of the Smart Growth Workshop on March 16th, at the Aspinall-Wilson Center, from 9a.m. to 4p.m. Antonucci reviewed the schedule of meetings for upcoming topics on updating the Master Plan.

The Commission briefly discussed the housing policy statements.

ADJOURNED

Chair Lothamer closed the meeting at approximately 8:30p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary